

## Buffton Lodge, Botcheston Road, Botcheston

Asset Type:	Building
Construction Date:	Late C19
Architect:	Unknown
Original Use:	Residential
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48692 04728



### Selection Criteria:

Historic value: illustrative and associative interest / Aesthetic value: architectural interest / Integrity

### Reason for Designation:

A good example of a large Victorian villa set within a large plot in a rural location. The earliest reference to the house by name is from 1862 but it has a largely late-19<sup>th</sup> century appearance. It is illustrative of the social, economic and cultural development of the Parish as higher status dwellings were constructed in large plots as finance became available following the success of local industry. The house was bought by Albert Pickard in 1901, he was a manufacturer of yarn and a local philanthropist who gave land for the Desford Recreation Ground and money towards building the village chapel. Architecturally the building was constructed with a range of styles and influences, although there is a predominant Domestic revival style. Interest remains with the red brick laid in an English bond, render infill, tall ridge and axial chimney stacks, Welsh slate roof covering, canted bay windows, leaded window lights, exposed rafter feet at the eaves, and polychromatic porch. Despite some minor alterations, extensions, and the subdivision of the house into three residential units the plan form and integrity of the original construction remains.

### Relevant entries from the Historic Environment Record:

None

## K6 Telephone Box, Main Street, Botcheston

Asset Type:	Monument
Construction Date:	c. 1936 - 1953
Architect:	Sir Giles Gilbert Scott
Original Use:	Telephone Kiosk
Current Use:	Vacant?
Condition:	Good/Fair?
Occupancy:	Occupied?

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48173 04966



### Selection Criteria:

Historic value: associative interest / Aesthetic value: architectural and artistic interest / Community value/ Rarity / Integrity / Landmark quality / Group value

### Reason for Designation:

One of only a few remaining type K6 telephone kiosks of this type within the borough, it provides a distinctive and iconic landmark within the street scene. The K6 kiosk was designed by the nationally renowned architect Sir Giles Gilbert Scott to commemorate the Silver Jubilee of the coronation of King George V in 1935. The kiosk was constructed in cast iron and finished in red to make them easy to spot. It is a square kiosk with a domed roof, unperforated crowns to top panels and margin glazing to the windows and door. This box has the Tudor Crown, which was in use between 1936 and 1953. **This particular kiosk is near to its original condition so retains a degree of integrity.** It has a clear aesthetic and functional relationship with the adjacent red post box located at the Manor Farm complex.

### Relevant entries from the Historic Environment Record:

- MLE2750 – Historic settlement core of Botcheston

## Manor Farm complex, Main Street, Botcheston

Asset Type:	Building
Construction Date:	c. early C19
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Predominantly Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48148 04966



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural and artistic interest / Age / Integrity / Landmark quality / Group value

### Reason for Designation:

A medium sized former farm complex comprising a large Georgian Manor House with attached rear wing to the east forming an L-shaped plan with courtyard to the rear and a single detached building. All buildings have now been converted to residential use and additional infill development has created a U-shaped plan. Small holdings remain on enclosed land to the south towards Rothley Brook. The Manor House likely dates from the early-19<sup>th</sup> century but the farm complex is likely to date from much earlier, possibly pre-enclosure given its location within the core of a linear settlement and proximity to the former open low lying meadows. The complex is illustrative of the social, economic and cultural development of Botcheston as a predominantly agricultural village. Architectural interest to the Manor House includes Flemish bond brickwork, tall gable and axial chimney stacks, a panelled door set within a decorative surround, and cambered window arches with rubbed bricks. Architectural interest to Manor Farm Cottage includes a dentil eaves course, canted blue brick cills and simple header treatments. Some original openings have been adapted for the agricultural building conversions. There is a Welsh slate covering on some sections of the frontage. Artistic interest includes ornate metal railings fronting the Manor House. Despite the more recent infill development the L-shaped plan form of the original complex remains discernible. The three storey height of the Manor House reflects its status and alongside the extent of the frontage of the attached range ensures the complex has a visual prominence and can be singled out as a landmark within the local street scene. It is part of a group of agricultural complexes developed within the settlement that have a clear historic association with each other. A red post box is integrated into the barn and has a clear aesthetic and functional relationship with the adjacent K6 telephone box.

### Relevant entries from the Historic Environment Record:

- MLE2750 – Historic settlement core of Botcheston

## The Greyhound Inn, Main Street, Botcheston

Asset Type:	Building
Construction Date:	c. early C19
Architect:	Unknown
Original Use:	Residential
Current Use:	Public house
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48034 05037



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural and artistic interest / Community value / Age / Landmark quality / Other: communal function

### Reason for Designation:

A good example of a village public house. The building was originally likely to have been a number of cottages to house agricultural workers. It became a public house in 1856 with subsequent alterations during the late-19<sup>th</sup> century and more recently. It is illustrative of the social, economic and cultural development of Botcheston providing a typical function of a small village. Architectural interest includes a decorative door surround, terracotta ridge tiles, gable and ridge chimney stacks, chimney pots and finials and slate tiles. Artistic interest includes pub lettering and hanging sign to communicate the use of the building. It provides a critical communal function for the village and is a source of identity and social interaction. It is registered as an Asset of Community Value. The building has a visual prominence at the back edge of the road and can be singled out as a landmark within the local street scene.

### Relevant entries from the Historic Environment Record:

- MLE2750 – Historic settlement core of Botcheston
- MLE21525 – Desford Brick Works

## Underbank Farm, Main Street, Botcheston

Asset Type:	Building
Construction Date:	c. early C19
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Agricultural/Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48292 04982



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Integrity / Landmark quality / Group value

### Reason for Designation:

A medium sized farm complex comprising an L-shaped farmhouse with attached rear wing to the north and a detached building set around a central courtyard. The current farmhouse likely dates from the early-19<sup>th</sup> century but the farm complex is likely to date from much earlier, possibly pre-enclosure given its location within the core of a linear settlement. It is illustrative of the social, economic and cultural development of Botcheston as a predominantly agricultural village. Architectural interest includes Swithland and Welsh slate roof coverings, gable and ridge chimney stacks, segmental arches and a dog tooth eaves course. The historic farmstead plan set around a loose courtyard remains discernible. Due to the height of the farmhouse gable end the building has a visual prominence and can be singled out as a landmark within the local street scene. It is part of a group of agricultural complexes that developed within the settlement which have a clear historic association with each other.

### Relevant entries from the Historic Environment Record:

- MLE2750 – Historic settlement core of Botcheston

## Village Hall, Main Street, Botcheston

Asset Type:	Building
Construction Date:	1903
Architect:	Unknown
Original Use:	School
Current Use:	Village Hall
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48418 04902



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural and artistic interest / Community value / Integrity / Other: communal function

### Reason for Designation:

A good example of a former village school, constructed in 1903 in a Queen Anne style. The building has been used as a village hall since the 1970s. It is illustrative of the social, economic and cultural development of Botcheston providing a typical function of a small village. It includes a small stone memorial panel as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the 20<sup>th</sup> century. Architectural interest includes English bond brickwork, stone bands with chamfered cills, prominent gables including a Dutch gable, circular window heads with basket weave brickwork, cambered arches, a catslide roof, hung tiles and hexagonal brick columns. It provides a critical communal function for the village and is a source of identity and social interaction. Despite some alterations including modern windows the integrity of the original construction remains. The building is sat within a large plot including a number of mature trees.

### Relevant entries from the Historic Environment Record:

- MLE2750 – Historic settlement core of Botcheston

## Wayside Farm, Main Street, Botcheston

Asset Type:	Building
Construction Date:	c. late C18
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Agricultural/Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48236 04942



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Rarity / Landmark quality / Group value

### Reason for Designation:

A small farm complex comprising a linear farmhouse with small holdings on enclosed land to the south towards Rothley Brook. The height of the rear eaves and windows to the front indicate the current farmhouse dates from the 18<sup>th</sup> century with 19<sup>th</sup> century alterations including raising the height of the roof and re-roofing with Welsh slates. The stone base is rare and indicates that a building has been on the site since a much earlier date, likely pre-enclosure given its location within the core of a linear settlement and proximity to the former open low lying meadows. It is illustrative of the social, economic and cultural development of Botcheston as a predominantly agricultural village. Architectural interest includes slate roof coverings, axial chimney stacks, segmental window, arches, canted blue brick cills and a dog tooth eaves course. Due to the width of the frontage the building has a visual prominence and can be singled out as a landmark within the local street scene. It is part of a group of agricultural complexes that developed within the settlement which have a clear historic association with each other.

### Relevant entries from the Historic Environment Record:

- MLE2750 – Historic settlement core of Botcheston

## White Cottage, Main Street, Botcheston

Asset Type:	Building
Construction Date:	c. early C19
Architect:	Unknown
Original Use:	Residential
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48447 04909



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age

### Reason for Designation:

A good example of simple early-19<sup>th</sup> century agricultural workers cottages, now adapted into a single dwelling with more recent alterations. The cottage is illustrative of the social and cultural development of Botcheston as a predominantly agricultural village with functional housing required to house workers. Architectural interest includes slate roof coverings, gable and ridge chimney stacks and segmental window arches.

### Relevant entries from the Historic Environment Record:

- MLE2750 – Historic settlement core of Botcheston

**Polebrook House, Markfield Lane (Kirby Grange), Botcheston**

Asset Type:	Building
Construction Date:	1881
Architect:	Leicester School Board
Original Use:	Industrial School
Current Use:	Care Home / Vacant
Condition:	Poor
Occupancy:	Partially Occupied



Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48468 05564

**Selection Criteria:**

Historic value: illustrative interest / Evidential value / Aesthetic value: architectural interest / Community value / Landmark quality / Group value

**Reason for Designation:**

Leicester Industrial School built by the Leicester School Board and opened by A.J. Mundella MP in 1881. Industrial schools were established to care for children who had committed minor offences or were at the risk of crime. It was formerly certified to receive 200 boys but pupils came from all over the country to receive industrial training. The building is illustrative of a key period of late-19<sup>th</sup> century social reformation which has made an important contribution to the identity and character of Botcheston and the wider area. There is a significant contemporary and historic written record associated with the building which provides an important resource for understanding and learning about the area's history including residents of the school. Architectural interest includes a number of brick towers with one massive tower having decorative banding, piers and corbelling, the use of circular Norman arches for openings including a bold entrance porch set within decorative brickwork, a clay tile roof, large chimney stacks, hipped dormers, the use of finials, and clock set within a central gabled bay. It became an approved Boys School in 1933 and was known as Polebrook House from 1973 when it became a Community Home with Education but it closed in 1978. It then became a care home with a surrounding retirement home complex; the majority of the building now lies vacant. There are collective memories attached to the building through its former use and Old Boys meetings still take place. The scale of the building is imposing and the brick tower is local landmark that is an orientation point over a wide geographical area. The Industrial School is part of a group of buildings that have a clear historic, aesthetic and communal association.

**Relevant entries from the Historic Environment Record:**

- MLE21321 – Leicester Industrial School for Boys, Markfield Lane
- MLE21322 – Air raid shelter, Leicester Industrial School

More research and assessment is required regarding the recorded air raid shelter as this may be a potential candidate for the local heritage list

**Leicester Lodge, Markfield Lane (Kirby Grange), Botcheston**

Asset Type:	Building
Construction Date:	c. 1881
Architect:	Unknown
Original Use:	Lodge to Industrial School
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied



Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48354 05292

<b>Selection Criteria:</b>
Historic value: illustrative interest / Aesthetic value: architectural interest / Integrity / Group value
<b>Reason for Designation:</b>
Former lodge to Leicester Industrial School now converted into residential use. The Leicester Industrial School was built by the Leicester School Board and opened in 1881 to care for children who had committed minor offences or were at the risk of crime. As with Markfield Lodge, Leicester Lodge is located adjacent to the school access drive and is a good illustrative example of a functional building once serving part of the wider school complex. Architecturally the lodge was constructed with Domestic revival influences, interest remains in the steeply pitched hipped roof and hipped half dormer windows, red brick laid in an English bond, decorative brick string course and window cills, render infill, rosemary clay tile roof covering, tall ridge chimney stack, terracotta ridge tiles and finials, and multi-paned casement windows. Despite some minor alterations and extensions the integrity of the original construction remains. Leicester Lodge is part of a group of buildings comprising the Leicester Industrial School that have a clear historic, aesthetic and communal association.
<b>Relevant entries from the Historic Environment Record:</b>
None

## Markfield Lodge, Markfield Lane (Kirby Grange), Botcheston

Asset Type:	Building
Construction Date:	c. 1881
Architect:	Unknown
Original Use:	Lodge to Industrial School
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48260 05629



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Integrity / Group value

### Reason for Designation:

Former lodge to Leicester Industrial School now converted into residential use. The Leicester Industrial School was built by the Leicester School Board and opened in 1881 to care for children who had committed minor offences or were at the risk of crime. As with Leicester Lodge, Markfield Lodge is located adjacent to the school access drive and is a good illustrative example of a functional building once serving part of the wider school complex. Architecturally the lodge was constructed with Domestic revival influences, interest remains in the steeply pitched hipped roof and hipped half dormer windows, red brick laid in an English bond, rosemary clay tile roof covering, tall ridge chimney stack, leaded finials, terracotta ridge tiles, and multi-paned sash and casement windows. Despite some minor alterations and extensions the integrity of the original construction remains. Markfield Lodge is part of a group of buildings comprising the Leicester Industrial School that have a clear historic, aesthetic and communal association.

### Relevant entries from the Historic Environment Record:

None

**Meadow Rise, Markfield Lane (Kirby Grange), Botcheston**

Asset Type:	Building
Construction Date:	1893
Architect:	Unknown
Original Use:	School Headmasters House
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied



Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48256 05719

<b>Selection Criteria:</b>
Historic value: illustrative interest / Aesthetic value: architectural interest / Integrity / Group value
<b>Reason for Designation:</b>
Former house for the Headmaster of the Leicester Industrial School. The Leicester Industrial School was built by the Leicester School Board and opened in 1881 to care for children who had committed minor offences or were at the risk of crime. As with Lodge houses, the house is located adjacent to the school access drive and is a good illustrative example of a functional building once serving part of the wider school complex. Architecturally the lodge was constructed with Domestic revival influences, interest remains in the steeply pitched hipped roof, projecting gables and half dormer windows, red brick laid in an English bond, rosemary clay tile roof covering, render infill, mock timber framing, tall ridge chimney stack, leaded finials, terracotta ridge tiles, and multi-paned sash and casement windows. Despite some minor alterations and considerably sized extensions the integrity of the original construction remains. Meadow Rise is part of a group of buildings comprising the Leicester Industrial School that have a clear historic, aesthetic and communal association.
<b>Relevant entries from the Historic Environment Record:</b>
None

## Desford Hall Lodges, Leicester Lane, Desford

Asset Type:	Building
Construction Date:	c. 1875
Architect:	Unknown
Original Use:	Hall lodges
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 50190 02265 & SK 50349 02299



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Integrity / Landmark quality / Group value

### Reason for Designation:

Two former lodges to Desford Hall now converted into residential use. The grade II listed Hall was constructed as a small country house in c.1875 (then known as Forest House, reverting to being known as Desford Hall by 1900) and was converted to offices c.1980. The two lodges are located at the southern corners of the Hall grounds and are good illustrative examples of a functional building serving a small estate. Architecturally the lodges were constructed with Queen Anne influences, interest remains in their steeply pitched roofs with Dutch gables, white brick laid in a Flemish bond with segmental arches, sections of herringbone, circles and cross brickwork in the gables, a dentil eaves course, stone windows surrounds, copings, finials and string courses, and tall gable, ridge and axial chimney stacks. Despite some alterations including modern windows and concrete tile roofs, and some extensions to each lodge, the integrity of the original construction remains. The lodge located to the south-west of the Hall grounds is located at the driveway to the Hall from Leicester Lane and has a visual prominence ensuring it can be singled out as a landmark within the local street scene. The lodges have a clear historic relationship with the grade II listed Hall and are the result of a deliberate design.

### Relevant entries from the Historic Environment Record:

- MLE11223 Desford Hall
- MLE22664 Leicester Forest Area D

## Pesto (former White Horse PH), Leicester Lane, Desford

Asset Type:	Building
Construction Date:	c. late C19
Architect:	Unknown
Original Use:	Public House
Current Use:	Commercial
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 50118 02245



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Landmark quality / Other: communal function

### Reason for Designation:

A good example of a former rural public house, now in use as a restaurant. It has a largely late-19<sup>th</sup> century appearance but the earliest reference of a public house on the site is from 1846 in White's Directory when John Gutteridge, a local farmer, was the licensee. It is illustrative of the social, economic and cultural development of Desford parish providing a typical function within an outlying and predominantly agricultural landscape. Architecturally the building was constructed to a Domestic style typical of a reformed public house of the late 19<sup>th</sup> century. Interest remains in the tall and dominant red brick chimney stacks, Welsh slate roof covering, terracotta ridge tiles, corbelling to the eaves, and canted brick cills. The building has a visual prominence at the back edge of the road and can be singled out as a landmark within the local street scene. Despite closing as a public house in 2015 the building remains in use as a source of identity and social interaction and provides a communal function for the parish.

### Relevant entries from the Historic Environment Record:

- MLE22664 Leicester Forest Area D

## Mine wheel, Lindridge Lane, Desford

Asset Type:	Site
Construction Date:	Unknown
Architect:	Unknown
Original Use:	Winding wheel at Desford Colliery
Current Use:	Ornamental
Condition:	Good
Occupancy:	Unoccupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 47603 03680



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Community value / Age / Landmark quality / Other: communal function

### Reason for Designation:

A former winding wheel the nearby Desford Colliery which was sunk in 1900 and closed in 1984. The wheel is illustrative of a local industry which shaped the social, economic and cultural development of the area through the 20<sup>th</sup> century. It provides a sense of identity and a physical reminder of past interactions between the area and the industry which contributes to the collective memory of the place. The wheel is one of the only remaining physical structures relating to the colliery and is highly recognisable and visible landmark within the street scene.

### Relevant entries from the Historic Environment Record:

- MLE2751 – Historic settlement core of Desford
- MLE18388 – Desford Colliery

## Village Hall and No.12, Lindridge Lane, Desford

Asset Type:	Building
Construction Date:	Mid C19
Architect:	Unknown
Original Use:	Wesleyan Methodist Chapel
Current Use:	Residential and Village Hall
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 47623 03670



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Community value / Age / Landmark quality / Other: communal function

### Reason for Designation:

A former Wesleyan Methodist Chapel, now in use as a dwelling and the village hall. Records indicate the Methodist Chapel was established in the village by 1849. For a period during the mid-20<sup>th</sup> century the building was used as the Miners Institute serving the workers of the nearby Desford Colliery until being part converted into a separate dwelling and village hall by the end of the 20<sup>th</sup> century. It is illustrative of the social, economic and cultural development of Desford providing a range of functions typical of an expanding village, firstly non-conformist religion, secondly a social use for a local industry, and most recently a critical communal function as the village hall. The building was constructed in a Gothic revival style and despite alterations and additions some architectural interest remains including Flemish bond brickwork, an axial chimney stack, a pointed yellow brick arch over the door to no.12, decorative corbelling to the eaves and verges, and lancet windows to the village hall. The building has been a source of identity and social interest for nearly 200 years. The building has a visual prominence at the back edge of the road and can be singled out as a landmark within the local street scene.

### Relevant entries from the Historic Environment Record:

- MLE2751 – Historic settlement core of Desford

## No's 55 & 57 Newbold Road, Desford

Asset Type:	Building
Construction Date:	Mid C19
Architect:	Unknown
Original Use:	Residential
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 47455 03567



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Landmark quality / Group value

### Reason for Designation:

A good example of a pair of mid-Victorian workers cottages. They are illustrative of the social, economic and cultural development of Desford as it expanded in size during this period and functional housing was required to house workers. Architectural interest includes Flemish bond brickwork, a Welsh slate roof covering, shared ridge chimney stack, segmental brick arches, canted blue brick cills, dog tooth eaves course, and a panelled door to no.55. The cottages have a visual prominence at the back edge of the pavement and can be singled out as a landmark within the local street scene. Through the piecemeal development of the area the group of properties numbered 55, 57, 59 & 61 Newbold Road provide a good example of the predominant historical styles of residential properties from the mid-19<sup>th</sup> century to the mid-20<sup>th</sup> century.

### Relevant entries from the Historic Environment Record:

- MLE2751 – Historic settlement core of Desford

## No.59 Newbold Road, Desford

Asset Type:	Building
Construction Date:	c. 1930s
Architect:	Unknown
Original Use:	Residential
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 47445 03554



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: artistic interest / Rarity / Landmark quality / Group value

### Reason for Designation:

A good example of single dwelling constructed to a typical Council house style. It is illustrative of the social, economic and cultural development of Desford as it expanded in size during the post-WWI period and functional housing was required. It was a Victory Garden during WWII so was the only house in the village allowed to keep the iron railings along the front and side boundary, the railings survive as something that was once quite common and provide some artistic interest. Due to the openness of the site frontage the building does have a visual prominence and can be singled out as a landmark within the local street scene. Through the piecemeal development of the area the group of properties numbered 55, 57, 59 & 61 Newbold Road provide a good example of the predominant historical styles of residential properties from the mid-19<sup>th</sup> century to the mid-20<sup>th</sup> century.

### Relevant entries from the Historic Environment Record:

- MLE2751 – Historic settlement core of Desford

## No.61 Newbold Road, Desford

Asset Type:	Building
Construction Date:	1886
Architect:	Unknown
Original Use:	Residential
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 47447 03543



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Integrity / Landmark quality / Group value

### Reason for Designation:

A good example of late-Victorian villa. The building is illustrative of the social, economic and cultural development of Desford as it expanded in size during this period and higher status dwellings were constructed in large plots on the rural-urban fringe. Architectural interest includes Flemish bond brickwork, large ridge chimney stacks, decorative stone/concrete lintels, dog tooth course and corbelling to the eaves, verge bargeboards and terracotta ridge tiles. There is name/date stone "Moorwood House 1886". Despite some modern alterations the building retains a sense of completeness. Due to its scale the building has a visual prominence and can be singled out as a landmark within the local street scene. Through the piecemeal development of the area the group of properties numbered 55, 57, 59 & 61 Newbold Road provide a good example of the predominant historical styles of residential properties from the mid-19<sup>th</sup> century to the mid-20<sup>th</sup> century. For a period the house was used by St. Dunstan's home for the blind so the building may have some community value.

### Relevant entries from the Historic Environment Record:

- MLE2751 – Historic settlement core of Desford

## Former Roebuck Inn, Newbold Road, Desford

Asset Type:	Building
Construction Date:	c. late C19
Architect:	Unknown
Original Use:	Public House
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 47349 03533



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural and artistic interest / Community value / Age / Landmark quality

### Reason for Designation:

A good example of a former village public house, now converted into residential use. It has a largely late-19<sup>th</sup> century appearance but the earliest reference of a public house on the site is from 1825. The number of bays suggests the building could have originally formed a number of cottages before the change of use and subsequent late-19<sup>th</sup> century alterations. It is illustrative of the social, economic and cultural development of Desford providing a typical function of an expanding village. Architecturally the building was constructed with a range of styles and influences, interest remains in the Welsh slate roof covering, gabled half dormers with finials and bargeboards, terracotta ridge tiles, canted brick and decorative cills, projecting headers, decorative door surrounds, metal rainwater goods, and gable chimney stacks. Artistic interest includes the carved name panel and space for further signage above the entrance door which communicates the former use and history of the building. The building provided a communal function and despite its closure as a public house in 2010 it remains a source of identity that contributes to the collective memory of the village. Due to the width of the frontage the building has a visual prominence and can be singled out as a landmark within the local street scene.

### Relevant entries from the Historic Environment Record:

- MLE2751 – Historic settlement core of Desford

## Gables Farm, Newbold Road, Desford

Asset Type:	Building
Construction Date:	c. mid C19
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Residential/Commercial
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 47402 03558



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Integrity / Landmark quality

### Reason for Designation:

A small farm complex comprising a linear farm house with attached wing forming a U-plan courtyard. Former stables have been converted into residential use. Further detached buildings to the north and west comprising separate dwellings and a livery and equestrian business located on a small holding on enclosed land to the north. The current farm house likely dates from the mid-19<sup>th</sup> century but the farm complex is likely to date from much earlier, possibly pre-enclosure given its location within the core of a linear settlement. There is some timber framing evident in the western gable end. It is illustrative of the social, economic and cultural development of Desford as a predominantly agricultural village. Architectural interest includes overhanging eaves, large ridge chimney stacks, diamonds set within gabled half dormers, canted brick cills. Some original openings have been adapted for the stable conversion and its clay tile roof covering remains. The historic farmstead plan set around a loose courtyard remains discernible. Due to the width of the farm house frontage the building has a visual prominence and can be singled out as a landmark within the local street scene.

### Relevant entries from the Historic Environment Record:

- MLE2751 – Historic settlement core of Desford

## Debdale (now Topsham Nursery), Peckleton Lane, Desford

Asset Type:	Building
Construction Date:	Early C20
Architect:	Unknown
Original Use:	Residential
Current Use:	Nursery
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 47833 02988



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Integrity / Landmark quality

### Reason for Designation:

A good example of an Edwardian villa, now adapted into a nursery with more recent alterations. The building is illustrative of the social, economic and cultural development of Desford as it expanded in size and higher status dwellings were constructed in large plots on the rural-urban fringe. Architectural interest includes decorative brick bond, a Welsh slate roof covering, gable chimney stack, canted bay windows, and decorative lintels and eaves course. Despite some modern alterations the building retains a sense of completeness. Due to its scale the building has a visual prominence back within its plot and can be singled out as a landmark within the local street scene.

### Relevant entries from the Historic Environment Record:

None

## Caterpillar Tractor Co gates, Peckleton Lane, Desford

Asset Type:	Site
Construction Date:	c. 1952
Architect:	Caterpillar Tractor Co
Original Use:	Gates (access)
Current Use:	Gates (ornamental)
Condition:	Good
Occupancy:	N/A

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48568 01724



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: artistic interest / Community value / Rarity / Landmark quality

### Reason for Designation:

The entrance gates are one of the only remaining structures associated with the founding of the Caterpillar Tractor Company in 1952, with this being the first venture of the company outside the United States of America and founded on the former Desford airfield. The gates are illustrative of an industrial company that has and continues to make an important contribution to the social and economic development of the area and further afield. The gates are likely constructed of wrought iron and have ornate elements within the design giving them an artistic interest which communicates the name and status of the company. The gates are perceived a source of identity and social interaction due to the amount of people that have and continue to pass through them as employees of the company. The gates have been restored to their original condition and are a landmark feature at the current entrance to the company premises.

### Relevant entries from the Historic Environment Record:

- MLE15965 – Desford Airfield

## No's 20 & 22 Station Road, Desford

Asset Type:	Building
Construction Date:	1920s
Architect:	Unknown
Original Use:	Residential
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48221 03463



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Landmark quality / Group value

### Reason for Designation:

A semi-detached pair of dwellings constructed in an Arts and Crafts style. The dwellings are illustrative of the social, economic and cultural development of Desford as it expanded in size during the post-WWI period and new housing was required. During this period ribbon development took place along Station Road and each individual builder and plot owner could represent the latest or prevalent architectural styles, in this case a high quality representation of the Arts and Crafts style was chosen with interest in the typical linear plan form of the dwellings, the steeply pitched hipped roof with clay tiles and tall central ridge chimney stack. Despite some minor alterations and extensions the plan form and integrity of the original construction remains. The dwellings have an open frontage and due to the width of the linear plan form they have a visual prominence ensuring they can be singled out as a landmark within the local street scene.

### Relevant entries from the Historic Environment Record:

None

## Lancaster Arms, Station Road, Desford

Asset Type:	Building
Construction Date:	c. 1860s
Architect:	Joseph Dymock
Original Use:	Residential/Public House
Current Use:	Public House
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48621 04022



### Selection Criteria:

Historic value: illustrative and associative interest / Aesthetic value: architectural and artistic interest / Community value / Integrity / Landmark quality / Other: communal function

### Reason for Designation:

A good example of a village public house. Originally constructed as a private dwelling by/for Joseph Dymock c.1860 it was in use as a public house by 1870. Dymock also offered carting from Desford to the nearby railway station. It is illustrative of the social, economic and cultural development of Desford providing a typical function of a village expanding in size due to the development of the nearby Leicester to Swannington Railway. The public house name is associated with the title Duchy of Lancaster who were pre-enclosure landowners in Desford on behalf of the Crown. Architecturally the building was constructed with a range of styles and influences, interest remains in the steep pitched roof with predominantly clay tile covering and projecting gables, overhanging eaves and exposed purlins, tall chimney stacks, brick turret, and timber sash windows with large cills and stone heads. Artistic interest includes the Lancaster crest and hanging sign which communicates the use and history of the building and area. It provides a communal function for the village and is a source of identity and social interaction. Despite some modern alterations including decoration to the external walls the building retains a sense of completeness. The building has a visual prominence at the back edge of the road and can be singled out as a landmark within the local street scene

### Relevant entries from the Historic Environment Record:

None

## Station House, Station Road, Desford

Asset Type:	Building
Construction Date:	c. 1848
Architect:	Leicester to Swannington Railway Company
Original Use:	Railway Station
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48651 04126



### Selection Criteria:

Historic value: illustrative and associative interest / Aesthetic value: architectural interest / Age / Rarity / Integrity

### Reason for Designation:

Former Desford railway station, now converted to residential use after the station closed in 1964. The station sits on the former Leicester to Swannington Railway which was one of the earliest steam railways in the country, constructed in 1832 by the renowned civil engineers George and Robert Stephenson. The current building was constructed and opened in 1848 some 135 metres west of the original station. It is illustrative of a functional building serving and related to the social, economic and cultural development of the area whilst also demonstrating the national growth of the railways during the mid-19<sup>th</sup> century. Architecturally the building has Tudor influences with tall gable and axial chimney stacks, steep pitched gables with stone parapets, stone windows surrounds, and soot stained original brickwork in an English bond. The building could be considered a rare survival of something (a village/Parish railway station) that was once common across Leicestershire and nationally. Despite some alterations as part of its conversion the plan form and former use of the building remains discernible. The location of the building facing directly onto the level crossing over Station Road ensures it can be singled out as a landmark within the local street scene.

### Relevant entries from the Historic Environment Record:

- MLE16056 – Leicester to Swannington/Midland Railway, Leicester & Burton branch line

## Barons Park Farm complex, Leicester Lane, Kirby Muxloe

Asset Type:	Building
Construction Date:	c. late C18
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Agricultural/Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 51200 04519



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Integrity / Landmark quality

### Reason for Designation:

A large farm complex comprising a full courtyard, L-shaped range with attached dwelling (known as Greenacres) and a detached farm house. The current farm house and Greenacres date from the early 20<sup>th</sup> century but the farm complex is likely to date from the 17<sup>th</sup> century onwards when the medieval park (Barons Park) fell into disuse. Most of the agricultural buildings have a late-18<sup>th</sup> to early-19<sup>th</sup> century appearance, one of which has been converted into residential use (known as The Cottage). There is a similarly aged large separate dwelling to the west known as Barons Park House which may have been the farm house to the complex, this is now in separate use and has been adapted and extended considerably to form a care home. The complex is illustrative of the social, economic and cultural development of agricultural practices in the area (including nearby Kirkby Muxloe) following the disuse of the medieval park. Architectural interest to the farm house includes its hipped roof and tall chimney stacks. Architectural interest to Greenacres includes Flemish bond brickwork, Welsh slate roof coverings, gable end chimney stacks, segmental windows arches and decorative eaves course. The existing agricultural buildings retain architectural interest through their functional openings and construction materials and some original openings have been adapted for the agricultural building conversion. Despite the addition of some more recent agricultural buildings the historic farmstead plan remains discernible. Due to the orientation of the gable end of Greenacres and the openness of the site the complex has a visual prominence within the local street scene.

### Relevant entries from the Historic Environment Record:

- MLE17057 – Barons/Desford/Barns Park, medieval park
- MLE15783 – Undated ditch at Barons Park Farm

## Desford Mill, Desford Road, Newtown Unthank

Asset Type:	Building
Construction Date:	c. late C18
Architect:	Unknown
Original Use:	Watermill
Current Use:	Residential
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48661 04325



### Selection Criteria:

Historic value: illustrative interest / Evidential value / Aesthetic value: architectural interest / Age / Rarity / Integrity

### Reason for Designation:

A former watermill of considerable size, recently converted into residential use after it ceased operating in the 1920s. A watermill on the site was first mentioned as far back as 1140 although the current collection of buildings have an appearance that dates from the late-18<sup>th</sup> century onwards. The mill drew its water from the Bagworth Brook. Steam power was added in 1854 when the water flow was diminished by the formation of the Thornton Reservoir upstream, this likely coincided with the construction of the large maltings building on the site. It is illustrative of a functional building serving and related to the social, economic and cultural development of the area, with the form of the buildings also demonstrating technological advances. Records suggest that a windmill also operated on the site during C18 and C19, and this accompanied with the record of a medieval watermill provides an important resource for understanding and learning about the development of the area. Architectural interest includes the remaining overhanging loading bay (lucum) and location of sluice gates (now garaging) within the maltings warehouse, segmental window arches and canted blue brick cills, steep pitched roofs with decorative bargeboards and half dormers used across the complex. Added interest with an axial chimney stack and louvred cupola upon the attached range. The building could be considered a rare survival of something (watermills) that was once common across Leicestershire. Despite some alterations as part of its conversion the plan form and former use of the building remains discernible.

### Relevant entries from the Historic Environment Record:

- MLE2729 – Possible site of medieval watermill, Desford Mill
- MLE2730 – Post medieval watermill, Desford Mill
- MLE2731 – Possible site of post medieval windmill, Desford Mill

## The Old Grange, Desford Road, Newtown Unthank

Asset Type:	Building
Construction Date:	c. early C19
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Residential
Condition:	Fair
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 48958 04291



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Rarity / Landmark quality

### Reason for Designation:

A small complex comprising a former farmhouse with small holdings on enclosed land. The former farmhouse comprises a frontage range with perpendicular service ranges to the rear and is likely to date from the early-19<sup>th</sup> century, but the farm complex is likely to date from much earlier, possibly pre-enclosure given its location within the core of a linear settlement. It is illustrative of the social, economic and cultural development of Newtown Unthank as a small, predominantly agricultural village. Despite alterations architectural interest to the farm house includes a pitched roof with local but rare Swithland slates, tall gable end chimney stacks, a dentil eaves course, and segmental window arches. Due to the width of the frontage the building has a visual prominence that can be singled out as a landmark within the local street scene.

### Relevant entries from the Historic Environment Record:

None

## Newtown Grange Farm complex, Desford Road, Newtown Unthank

Asset Type:	Building
Construction Date:	c. late C18
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Agricultural/Commercial
Condition:	Good
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 49036 04322



### Selection Criteria:

Historic value: illustrative interest / Aesthetic value: architectural interest / Age / Integrity / Landmark quality / Group value

### Reason for Designation:

A medium sized estate complex comprising a detached farm house and a collection of estate buildings including stables, coach house, threshing barn and milking shed. Former estate buildings have now been converted into commercial use and are interspersed with new units. The current farmhouse likely dates from the late-18<sup>th</sup> century but the farm complex is likely to date from much earlier, possibly pre-enclosure given its location within the core of a linear settlement. It is illustrative of the social, economic and cultural development of Newtown Unthank as a small, predominantly agricultural village. Architectural interest to the farm house includes a hipped roof with Welsh slates, tall decorative gable and ridge chimney stacks with crown pots, and a dentil eaves course. Architectural interest to the converted stables and coach house includes Flemish Garden Wall bond brickwork, a Welsh slate roof covering and entry arch (now filled). The tower appears to have been added or if original raised in height in late-20<sup>th</sup> century with the potential addition of louvred cupola. Some original openings have been adapted for the estate building conversions including on the threshing barn. The historic farmstead plan including the detached farm house and T-shaped stables and coach house remains discernible. Due to the height of the farm house gable frontage, the height of the tower and the extent of the stable and coach house frontage the complex has a visual prominence and can be singled out as a landmark within the local street scene. The complex is part of a group of assets that have a clear historic and communal association.

### Relevant entries from the Historic Environment Record:

None

## Old Woodlands Farm complex, Desford Lane, Newtown Unthank

Asset Type:	Building
Construction Date:	c. mid C19
Architect:	Unknown
Original Use:	Agricultural/Residential
Current Use:	Agricultural/Residential
Condition:	Fair
Occupancy:	Occupied

Ward:	Newbold Verdon with Desford and Peckleton
Parish:	Desford
NGR:	SK 49541 05316



### Selection Criteria:

Historic value: illustrative and associative interest / Aesthetic value: architectural interest / Rarity / Integrity

### Reason for Designation:

A medium sized farm complex comprising an L-shaped farmhouse with a detached U-shaped complex of associated farm buildings including ranges of cottages, loose boxes/stable and barns. Due to its isolated location away from a settlement the farm complex was likely to have been established following the period of Enclosure, with the farm buildings likely dating from the mid-19<sup>th</sup> century whilst the farmhouse has a late-19<sup>th</sup> century appearance. It is illustrative of the social, economic and cultural development of agricultural practices within the Parish following Enclosure. The complex was known as County Asylum Farm up until the end of the 19<sup>th</sup> century as residents of the Leicester Asylum were sent for employment and resided in the cottages. By 1904 the complex had reverted to the name Woodlands Farm. Architectural interest to the original frontage range of the farmhouse includes steeply pitched projected gables with local but rare Swithland slates, a tall axial chimney stack, canted bay windows and dentil eaves courses. The cottages and attached agricultural buildings retain architectural interest through their functional openings and construction materials. Despite the erection of a number of surrounding 20<sup>th</sup> century agricultural buildings the historic U-shaped plan form of the detached ranges remains.

### Relevant entries from the Historic Environment Record:

None